



DEPARTMENT OF PLANNING AND BUILDING

October 20, 2014

Jeff Edwards
Agent for Avrea
PO Box 6070
Los Osos, CA 93412

Andre, Morris & Buttery
PO Box 730
San Luis Obispo, CA 93401

SUBJECT: APPEAL OF JOHN AVERA
COUNTY FILE NUMBER: DRC2014-00005
HEARING DATE: OCTOBER 3, 2014_PLANNING DEPARTMENT HEARINGS

We have received your request on the above referenced matter. In accordance with County Real Property Division Ordinance Section 21.04.020, Land Use Ordinance Section 22.70.050, and the County Coastal Zone Land Use Ordinance 23.01.043, the matter will be scheduled for public hearing before the Board of Supervisors. A copy of the appeal is attached.

The public hearing will be held in the Board of Supervisors' Chambers, County Government Center, San Luis Obispo. As soon as we get a firm hearing date and the public notice goes out you will receive a copy of the notice.

Please feel free to telephone me at 781-5718 if you have any questions.

Sincerely,

Nicole Retana, Secretary
County Planning Department

CC: Cody Scheel, Project Manager
Bill Robeson, Supervisor
Whitney McDonald, County Counsel



COASTAL APPEAL FORM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

Please Note: An appeal should be filed by an aggrieved person or the applicant at each stage in the process if they are still unsatisfied by the last action.

PROJECT INFORMATION

Name: JOAN AVRECA

File Number: DPLC2014-00005

Type of permit being appealed:

- ☐ Plot Plan ☐ Site Plan ☒ Minor Use Permit ☐ Development Plan/Conditional Use Permit
☐ Variance ☐ Land Division ☐ Lot Line Adjustment ☐ Other: _____

The decision was made by:

- ☐ Planning Director (Staff) ☐ Building Official ☒ Planning Department Hearing Officer
☐ Subdivision Review Board ☐ Planning Commission ☐ Other: _____

Date the application was acted on: 10/3/14

The decision is appealed to:

- ☐ Board of Construction Appeals ☐ Board of Handicapped Access
☐ Planning Commission ☒ Board of Supervisors

SLO COUNTY
PLANNING/BUILDING
DEPT
2014 OCT 17 PM 3:37

BASIS FOR APPEAL

State the basis of the appeal. Clearly state the reasons for the appeal. In the case of a Construction Code Appeal, note specific code name and sections disputed). (Attach additional sheets if necessary)

SEE EXHIBIT A HERETO.

List any conditions that are being appealed and give reasons why you think it should be modified or removed.

Condition Number ALL Reason for appeal (attach additional sheets if necessary)

IF THIS APPEAL IS NOT SUCCESSFUL, APPELLANTS WILL SEEK MODIFICATION OF, REMOVAL OF OR ADDITION TO THE CONDITIONS IN KEEPING WITH THE ARGUMENTS MADE HEREIN.

APPELLANT INFORMATION

Print name: SEE EXHIBIT B HERETO.

Address: _____

Phone Number (daytime): _____

We have completed this form accurately and declare all statements made here are true.

BY: [Signature] FOR ANDRE, MORRIS & BUTTERY

Signature ATTORNEYS FOR APPELLANTS

10/17/14
Date

PO BOX 730 SLO, CA. 93401

OFFICE USE ONLY

Date Received: 10/17/14

Amount Paid: \$

By: [Signature]

Receipt No. (if applicable): N/A

EXHIBIT A

1. The residence on the property was not constructed in conformance with the standards applicable to residential development, including, but not limited to, zoning and permitting.
2. The use of the property as a vacation rental is incompatible with the surrounding residential uses, and the incompatibility is not fully addressed by the conditions.
3. No evidence of notice to the water provider, or that the water provider has adequate capacity, has been demonstrated.
4. Adequate on-site parking has not been demonstrated, and there is no limitation on the number of vehicles that may be at the property at a given time.
5. There will likely be access issues as a result of vehicles entering and exiting the property from a private driveway easement shared with two (2) other properties.
6. There has been an insufficient showing that normal residential traffic volume will not increase if the property is used as a vacation rental.
7. Increased traffic volume at the property will be particularly problematic because it is, as stated above, accessed from a private driveway easement shared with two (2) other properties, and because it is located on a dead end road that narrows and becomes a private road just past the property.
8. The property is located in a fire zone, and increased traffic volume will likely present issues for emergency vehicle access in the event of a fire.

EXHIBIT B

Leonard and Patricia Davidmen
2555 Irish Hills Court
Los Osos, CA 93402

Michael and Suzanne Morrison
2575 Irish Hills Court
Los Osos, CA 93402

Tom and Barbara Stokes
2530 Irish Hills Court
Los Osos, CA 93402

Nancy Kolliner and Ned Long
1544 Valley View
Los Osos, CA 93402

Wallace and Marianna Raynor
1450 Bayview Heights Drive
Los Osos, CA 93402

Gloria J. Russell
1521 Valley View Lane
Los Osos, CA 93402

Roy Stuebinger
1541 Valley View Drive
Los Osos, CA 93402

Kristine and Ron Lautrup
1520 Valley View Drive
Los Osos, CA 93402

Yvonne Reiter-Brown and Terry Brown
2510 La Mirada Lane
Los Osos, CA 93402

Joanna Burrows and Matthew Moore
1606 Valley View Drive
Los Osos, CA 93402